

U.S. Military Academy - Officer's Quarters No. 122
(Family Housing)
West side of Washington Road, south of the cemetery
U.S. Military Academy
West Point
Orange County
New York

HABS No. NY-5708-40

HABS
NY
30-6810
1/40-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Park Service
Department of the Interior
Washington, DC 20013-7127

HABS
NY
36-1070
1/40-

HISTORIC AMERICAN BUILDINGS SURVEY

U.S. MILITARY ACADEMY - OFFICER'S QUARTERS NO. 122
(FAMILY HOUSING)

LOCATION: West side of Washington Road, south of the cemetery, U.S. Military Academy, West Point, Orange County, New York.

USGS, West Point Quadrangle, Universal Transverse Mercator
Coordinates: 18.586350.4583070.

PRESENT OWNER
AND OCCUPANT: U.S. Military Academy, Department of the Army.

PRESENT USE: Family Housing - Colonel.

SIGNIFICANCE: Quarters No. 122 is an example of the highly successful officers' quarters designed for the U.S. Military Academy by the office of Cram, Goodhue and Ferguson. Its character, a neo-gothic, reflects the general theme of their work at the Academy, providing, also, exceptional American Arts and Crafts interiors.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: 1908-1910.
2. Architect: Cram, Goodhue and Ferguson, Architects, Boston and New York.
3. Original and subsequent owners: U.S. Military Academy, Department of the Army.
4. Builder: Charles T. Willis, Inc.
5. Original plans and construction: Quarters No. 122 was part of a group consisting of Quarters 116, 118 and 120. The total cost of these quarters was \$230,826.98.
6. Alterations and additions: There have been no major alterations or additions.

B. Historical Context: Quarters No. 122 was one of the many sets of quarters designed by Cram, Goodhue and Ferguson as part of the early twentieth-century expansion at the Academy. For the historical and architectural context of this building within the overall development of West Point see HABS No. NY-5708, Volume 2: "West Point: An Overview of the History and Physical Development of the United States Military Academy."

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: Quarters No. 122 is representative of the work of Cram, Goodhue and Ferguson at the U.S. Military Academy in the first decade of the 20th century. The brick exterior walls with limestone detailing and painted wood trim were designed to create a Tudor Gothic appearance that would be distinctive on a campus that, at that time, was composed of a wide variety of styles. Cram, Goodhue and Ferguson was, without doubt, the most prominent architectural firm at West Point in this century. Their major building campaign at the Academy is a clear reflection of the "medievalist" craftsman philosophy of Ralph Adams Cram. This is seen not only in their other buildings at West Point, but also in their work nationally. The architectural character of details and floor plans has been preserved with minimal alteration.
2. Condition of fabric: The building is in good condition.

B. Description of Exterior:

1. Overall dimensions: Quarters No. 122 is basically a rectangularly shaped building with minor projections on all four elevations; and projecting, rectangular verandas on the northeast and southeast corners. Overall dimensions, including verandas, are 155'-2" long by 42'-4" wide. Two 8'-7" x 20'-9" three story gable front entry projections exist to the insides of the verandas on the east facade while a 4'-4" x 36'-5" projection exists in the center of the west facade. The incorporation of the veranda into the long sweep of the main roof gable, and the three story entry gable, help create a somewhat irregular appearance to the symmetrical facade. The front gables and two story window projections on the east facade develop a feeling of verticality appropriate to the creation of a medieval appearance. Quarters No. 122 has twelve bays on the front facade and three bays along the sides.
2. Foundation: Concrete was used for the footings, while the foundation walls are stone below grade and brick above.
3. Walls: The exterior walls of Quarters No. 122 are red brick laid in a Flemish bond pattern with brick, limestone and bluestone detailing. The surface is very crisp and planar overall.

Limestone is used for the sills of the windows, while splayed brick lintels composed of both headers and stretchers complete the exterior window detailing. Additionally limestone is used as a capping element for the "buttresses" for the verandas and the parapet for the covered entry area. Bluestone is used for the chimney caps, the entry stair treads and to cap the walls flanking the entry stairs.

A limestone beltcourse between the two entry gables provides the only embellishment.

4. Structural systems, framing: The walls are load-bearing brick faced with brick on the exterior and non-load-bearing wood stud partition walls

covered with plaster and/or wood paneling on the interior. Floors are supported by wood joists and the roofing system is composed of wood rafters.

5. Porches, verandas, buttresses, chimneys: Two verandas, measuring 31'-2" x 20'-8", exist at the northeastern and southeastern corners. Each is 2 x 1 bays with limestone capping on the "buttresses," and limestone bracket supporting a wood lintel on the bay openings. The verandas are incorporated into the wide sweep of the main gable roof, creating framing elements for the building. The verandas have recently been converted to screen porches through the addition of aluminum screens; they have concrete floors and ceilings of 1" x 3" beaded tongue-and-groove paneling.

The rear porches correspond to the rear entries and are composed of heavy chamfered parts with large solid wood brackets supporting a metal covered shed roof. A wood handrail with square balusters is included in the rear porches.

Quarters No. 122 has four plain, rectangular brick chimneys with bluestone caps. Two chimneys are located in the center of the building along the ridge and two are located in the rear, incorporated into the west walls at the north and south ends of the building.

6. Openings:

- a. Doorways and doors: There are six doorways: two main entries on the east facade; two French doors between the verandas and the interior (one each veranda); and two rear entries just to the outside of the westernmost projection. The doorways have wood trim set inside the brick openings. All original doors still remain.

The main entry doors have three panels below with three glazed openings above. The glazing was originally leaded quarrel lights, but two panels in Quarters No. 122B have been replaced with single lights of glass. The door measures 3'-6" x 7' x 2 1/2".

The French doors measure 2'-0" x 7' x 2 1/2" and have three glass lights arranged vertically.

The rear door measures 3'-0" x 7'-0" x 1 3/4", has three panels below and a gridded glazed opening above with nine lights.

- b. Windows: The windows on the facade are ten-over-sixteen double-hung sash wood windows to the insides of the entry gable, except for the middle two second floor windows which have nine-over-nine double-hung sash. There are two projecting two story window groupings in the center of the facade. All basement windows on the facade are four light pivoting wood windows. The windows on the second and third floors in the entry gable are leaded quarrel light casement windows.

The rear elevation has one-over-one double-hung wood sash arranged in vertical groupings. Basement windows on the rear are pivoting wood frame windows.

The north and south elevations have an irregular window pattern in the main gable end. The first floor has a grouping of five one-over-one double-hung wood sash windows set in a shed roofed projection; the second floor has a grouping of three one-over-one double-hung wood sash; while the third floor has two one-over-one double-hung wood sash. A small casement window also exists in the gable peak.

All windows have a limestone sill, a splayed brick lintel and wood trim.

7. Roof:

- a. Shape, covering: The gable roof is covered with multi-colored slate placed in a random pattern.
- b. Cornice, eaves: The eaves are composed of wood. A narrow brick cornice is created by two projecting brick courses below the connection between roof and walls.
- c. Dormers: There are two copper sheathed dormers at either end of the front gable above the verandas. A single leaded quarrel light casement window was originally in the dormers. The south dormer still has its original glazing while the north dormer has a plexiglas sheet covering the opening.

C. Description of Interior:

1. Floor plans: Quarters No. 122 is a duplex with identical units arranged symmetrically about an east-west party wall. Cram, Goodhue and Ferguson created units that have four rooms flanking a central stair/hall that extends from front to rear on the first and second floors. A parlor, dining room, library and kitchen are on the first floor; four bedrooms, two baths and a dressing room on the second floor; and two bedrooms, a bath and a trunk room situated off a jogged hall on the third floor, serviced only by the rear stairs. Quarters No. 122B was inspected for the purposes of this report.

There is a generous flow of space between the parlor, dining room and main hall, with large 4'-0" x 7'-0" openings between the spaces. Smaller doorways lead to the library and rear hall/stairway from the main hall. The kitchen has access from the rear hall and through swinging doors to the pantry between it and the dining room.

The second level, with one bedroom having access only through the rear stairhall, and connected to a front bedroom, has a more private layout with smaller door openings that do not directly face one another.

2. Stairways: There are two stairways that serve Quarters No. 122B. The main stair connects the first and second levels only and is situated in the front (east) side of the unit. The stairway, a "U" type stair, is located in a 9'-6" x 8'-7" space with carved oak posts, square balusters with an arched treatment every third baluster, and oak risers and treads. The rear stairway, connecting the basement to the third

floor, is a "U" type stair in a 8'-6" x 7'-0" space, with plain wood posts, balusters and handrails, and wood risers and treads.

3. Flooring: Flooring is oak on the first floor, heart pine on the second and third floors and concrete in the basement. Linoleum has been added in the kitchen.
4. Walls and ceiling finish: There is great variety of wall finishes on the first level. The vestibule and main hall have wainscoting at 6'-6" with vertical 1" x 4" oak boards every 1' on center over plaster walls. The parlor has wainscoting at 7' with 1" x 4" vertical oak boards at the corners. The dining room has wainscoting at 6'-6" with oak paneling with 1" x 2" vertical oak boards at 1' on center between the panels. The library has a 6'-6" wainscoting with oak paneling between 1" x 4" vertical oak boards at 1' on center. The kitchen has been remodeled and has wallpaper on the walls.

The walls on the second and third floors are of plaster, with wallpaper on three bedroom walls on the second floor, while the basement has plaster, brick and stone walls.

All ceiling finishes are plaster.

5. Openings:

- a. Doorways and doors: Quarters No. 122B has six-panel wood doors typically measuring 2'-10" x 7'-0" x 1 3/4", with plain wood trim on the first floor and beaded wood trim on the second, third and basement levels.
- b. Built-in features and hardware: Four apparently original radiator covers exist in the dining room, main hall and parlor. Two apparently original gas/electric fixtures of iron are located on the third floor, one in the trunk room and one in the hall closet.

6. Mechanical equipment:

- a. Heating: Steam radiators provide heat for the building.
- b. Lighting: Incandescent lighting is used throughout.

D. Site:

1. General setting and orientation: Quarters No. 122 is the northernmost unit of Cram, Goodhue and Ferguson duplexes grouped along the west side of Washington Road. The building is oriented to the east toward the Hudson River. Immediately to the rear (west), just across the service road, the land rises sharply in a densely wooded hillside with an approximately 6' retaining wall creating the room for the service road. A narrow strip of grass stands between the building and Washington Road, and across Washington Road the land drops off sharply to the Hudson River plain. To the south is Cram, Goodhue and Ferguson Quarters No. 120 (HABS No. NY-5708-39), while to the north is the vehicular access to the service road from Washington Road. A few coniferous and deciduous trees are scattered about the site.

PART III. SOURCES OF INFORMATION

A. Architectural Drawings: Original ink-on-linen working drawings are in the Facilities Engineer's Office, Directorate of Engineering and Housing, U.S. Military Academy. Subsequent alteration drawings are also found there.

B. Early Views: Early photographs can be found in the U.S. Military Academy Archives and Special Collections. Some of these are reproduced in the Grashof and Lange volumes of this project.

C. Bibliography:

1. Primary and unpublished sources:

Records, U.S. Military Academy Archives and Special Collections. See bibliographic essay in the Lange volume of this project for a listing of record groups.

2. Secondary and unpublished sources:

Annual Reports, U.S. Military Academy Archives.

Grashof, Bethanie C. "Building Analysis and Preservation Guidelines for Category I and Selected Category II Buildings at the United States Military Academy, West Point, New York," Historic American Buildings Survey, 1983. HABS No. NY-5708.

Lange, Robie S. "West Point: An Overview of the History and Physical Development of the United States Military Academy," Historic American Buildings Survey, 1983. HABS No. NY-5708.

D. Likely Sources Not Yet Investigated: The Records of Cram, Goodhue and Ferguson.

PART IV. PROJECT INFORMATION

This documentation is part of a multi-year project sponsored by the National Park Service and the United States Military Academy, explained in the United States Military Academy, HABS No. NY-5708, Volume 1, "Methodology." This written documentation was prepared by Travis C. McDonald, Jr. and Timothy Lindblad, architectural historians, in 1982-1985 based on fieldwork conducted in 1982 and 1984.